



**NEWTON ZONING BOARD of ADJUSTMENT
PUBLIC MEETING MINUTES
of December 1st, 2021**



The Newton Zoning Board of Adjustment public meeting was called to order at: 7:30PM

Present were:

Mr. Kozec Mr. French Mr. Hamel Mr. Connolly Mr. Gibbs

Also, Present: Ms. McCarthy – Alternate and James Doggett – ZBA AA

Preliminary Review

Chairman Kozec started the preliminary review at 7:35PM and read:

Richard & Donna Labell and Daniel Willett of Newton, NH, request a public hearing for Relief from Section XV.2 (specifically size of lot) for the Lot Line Adjustment between their properties at 48 & 50 North Main Street, Newton NH. The properties are referenced as Tax Map 10, Block 2, Lots 24 & 25.

SECTION XV RESIDENTIAL A ZONE AREA REGULATIONS

2. Lot Area: No building except those as allowed in Section XIV and its accessory buildings may be erected on a lot. Each lot shall have not less than 150 feet continuous frontage on a Class I, II, III, IV, or V Highway (Amended March 1988), and an area of not less than 60,000 square feet (Amended November 1986), based on the Model Subdivision Regulations for Soil Based Lot Size (Copy available through the Rockingham County Conservation District); (Amended March 1995) provided that one dwelling may be erected on a lot having lesser dimension if petitioner can show by recorded deed or plan that said lot existed at the time this bylaw was adopted.

The Board reviewed the documents and found the following deficiencies:

1. Identify in the legend those lines on the drawings created by –X—X--
2. Show on the drawings the location of the Labell's septic, leach field and well.

Mr. Labell was allowed to speak briefly about the intent.

Chairman Kozec closed the review at 7:45PM.

Mr. Connolly **MOVED** to take the application to a Public Hearing at the January meeting. Mr. Gibbs seconded. The vote was **Unanimous**.

2. Board Business

- a. Acceptance of minutes of the 11/9/21 meeting

Mr. French **MOVED** to approve the minutes.

Mr. Gibbs seconded the Motion. The vote was **Unanimous**.

- b. 2022 Schedule

Mr. Connolly **MOVED** to adopt the 2022 Meeting Schedule with a minor correction.

Mr. Hamel seconded the Motion. The vote was **Unanimous**.

A.A. Doggett asked some procedural questions and received the Board consensus.

3. Adjourn.

Chairman Kozec adjourned the meeting at: 7:58PM.

Respectfully submitted.

James L. Doggett
ZBA Administrative Assistant